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18930

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE and MARK J. NALE, in consideration of one dollar (\$1.00) and other valuable consideration paid by Brian DeMoura and Barbara DeMoura, husband and wife, whose mailing address is 1332 Lee Boulevard, Orangeburg, South Carolina, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Brian DeMoura and Barbara DeMoura, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, Kennebec County, Maine and more particularly bounded and described as follows:

TRANSFER
TAX
PAID

A certain lot or parcel of land located in Waterville, Kennebec County, Maine and situated on the westerly side of Country Way Road, being Homesite 3 of a plan of COUNTRY WAY, a development for John E. Nale dated November 18, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows, to wit:

Beginning at a steel pin at the westerly side of Country Way Road, said pin being at the northeasterly corner of Homesite 3 hereinafter described; thence southerly and along the westerly curve of Country Way Road, a distance of one hundred forty and one tenth (140.1) feet, to a steel pin; thence southerly S 34° 12' W a distance of four hundred forty-one and six tenths (441.6) feet, to a steel pin; thence westerly N 73° 46' W a distance of three hundred (300.0) feet, to a steel pin; thence northerly N 28° 43' E a distance of four hundred sixty-nine and five tenths (469.5) feet, to a steel pin; thence easterly S 83° 58' E a distance of three hundred ninety-four and three tenths (394.3) feet, to the point of beginning.

Subject to the protective covenants as delineated in "Country Way, a development for John E. Nale," dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, file #D87002, and being part of the premises conveyed to Richard C. Nale, John E. Nale, Thomas J. Nale and Mark J. Nale by

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Kershaw E. Powell dated December 30, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3085, Page 180.

Meaning and intending to convey Homesite 3 on a plan entitled "Country Way, a development for John E. Nale," dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, file #D87002, and being part of the premises conveyed to Richard C. Nale, John E. Nale, Thomas J. Nale and Mark J. Nale by Kershaw E. Powell dated December 30, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3085, Page 180.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Brian DeMoura and Barbara DeMoura, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Brian DeMoura and Barbara DeMoura, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Richard C. Nale, John E. Nale, Thomas J. Nale and Mark J. Nale, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 8 day of June, 1994.

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Signed, Sealed and Delivered
in presence of

[Signature]

[Signature]
Richard C. Nale

[Signature]
John E. Nale

[Signature]
Thomas J. Nale

[Signature]
Mark J. Nale

STATE OF MAINE,
Kennebec, ss.

Then personally appeared the above named Richard C. Nale,
John E. Nale, Thomas J. Nale and Mark J. Nale and acknowledged
the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

Printed Name L. PATRICIA HEARD
Notary Public - State of Maine
My Comm. Exp. 12-6-2000

RECEIVED KENNEBEC SS.

94 JUN 24 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS